THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans: T20090070226 DEEDWARR
Recvd: 10/15/09 11:49 2 pgs
Fees: 13.00 Taxes: 301.00
20091015-0095528

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
NATALIE REPPART 240 OCEANFRONT CIRCLE SOUTH ANTIOCH, TN 37013	US BANK N.A. 3151 HIGHLAND POINTE DRIVE OWENSBORO, KY 42303	165050A07200CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vanderbilt Mortgage and Finance, Inc.,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Natalie Reppart, single and Samuel Morgan, single**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 72, SUBDIVISION PLAT, SECTION I, PHASE I, SOUTH SHORE, OF RECORD IN INSTRUMENT #20020624-0075604, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO VANDERBILT MORTGAGE AND FINANCE, INC FROM KENNETH A CROSBY, SR BY DEED IN LIEU OF FORECLOSURE DATED 4/21/2009, AND RECORDED 4/22/2009 IN INSTRUMENT #20090422-0036506, SAID REGISTER'S OFFICE. SCRIVENER'S AFFIDAVIT TO CORRECT SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT #20090501-0039961, SAID REGISTER'S OFFICE.

Also conveyed with property is a 2003 Mobile Home, VIN No. DSAL44183AB which is permanently attached to this real property and made a part hereof.

This is improved property known as: 240 OCEANFRONT CIRCLE DRIVE, ANTIOCH, TN 37013.

AND THE GRANTOR, DOES HEREBY COVENANT with the GranteeS, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defense the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

240 Oceanfront Circle S., Antioch TN 37013

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 12th day of OCTOBER, 2009.

PROPERTY ADDRESS: 240 OCEANFRONT CIRCLE SOUTH, ANTIOCH, TN 37013.

SELLER: VANDERBILT MORTGAGE AND FINANCE, INC
BY: Robert Morris
ITS: Loss Mitigation Manager

STATE OF TENNESSEE
COUNTY OF Blount

Before me, the undersigned authority in and for the state and county above, personally appeared, on this 12th day of OCTOBER, 2009, within my jurisdiction, the within named Robert Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Loss Mitigation Manager of Vanderbilt Mortgage and Finance, Inc, the within named bargainor, a corporation, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

Carolyn Sexton
NOTARY PUBLIC

CAROLYN SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

MY COMMISSION EXPIRES:
10/10/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $81,350.00.

S. Kent Bell
Affiant

Subscribed and sworn to before me this 2nd day of OCTOBER, 2009.

Sondra Reece
NOTARY PUBLIC

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 2/28/2012

240 Oceanfront Circle S. Antioch TN 37013